

FOR SALE

North General Bruce Drive
North Temple, TX 76501

± 18 ACRES | LAND

SUMMARY

Property Specs

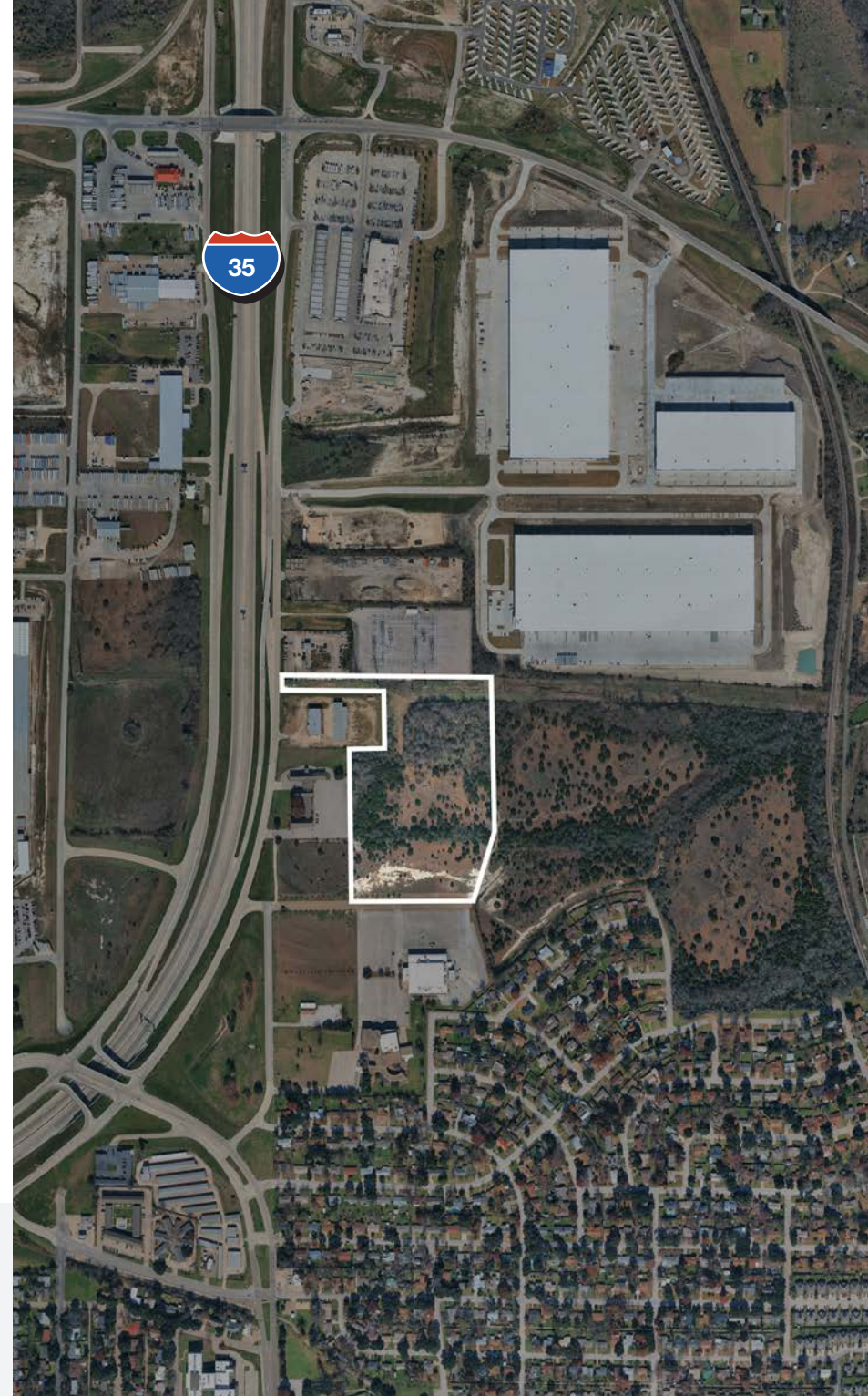
OFFERED PRICE	Call for pricing
LOT SIZE ACRES	±18
TYPE	Land Retail/Office
ZONING	Office Two PD

- This prime office / multi-family site is located East of I-35 and South of Loop 363 in Temple, Tx.
- Located on Bellaire North across from the Mayborn Convention Center.
The location is ideal for hotels, professional offices, and multi-family residential.
- Excellent access to and from I-35.
- Located on the I-35 corridor between Austin and Dallas
- Temple is ripe with rich resources combined with competitive costs. Temple welcomes emerging businesses, entrepreneurs, and established companies to come be part of our new chapter. Veterans are a key opportunity for Temple employers. Fort Hood, the largest active-duty armored post in the U. S., is less than 30 miles away, and many retirees choose to live and work in Temple.
- Temple's affordable cost of living, family-friendly culture and access to major metros helps companies successfully recruit workforce in Central Texas from markets like Florida and Illinois. From sciences to services, Temple's workforce demographics boast a highly educated and trained talent pool runs wide and deep.
- Major employers in the region, including Walmart, Performance Food Group and other distribution companies can move with ease and at costs less than the national average. Temple is home to an innovative health and life sciences sector, anchored by the nationally known Baylor Scott & White Healthcare.



Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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AREA MAP

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport





DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2025 Population	2,997	18,776	51,304
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	1,097	7,837	22,575
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$81,950	\$70,751	\$73,947

Traffic Counts

STREET	VPD
N General Bruce Dr	15,134
Interstate 35	69,737

Cities Nearby

Waco, Texas	35 miles
Austin, Texas	70 miles
Dallas, Texas	128 miles
Houston, Texas	171 miles

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

Financial Information

Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Vegas. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Non-Warranty

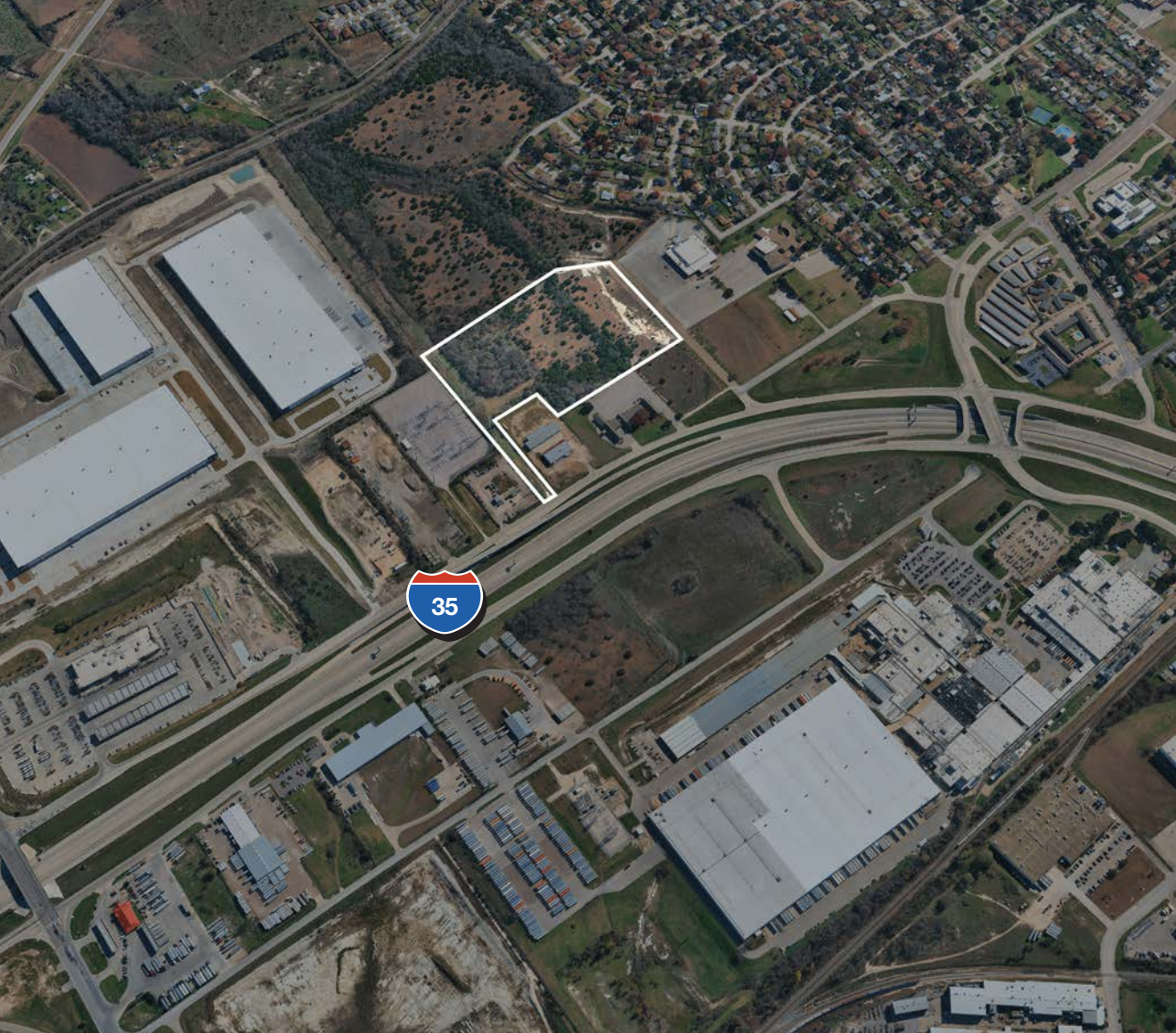
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No Obligation

No legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; Interested Parties are to rely solely on its investigations and inspections of the Property in evaluating a possible purchase or lease of the real property. The seller expressly reserves the right, at its sole discretion, to reject any or all offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum.

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210.477.9400 | naiaexcel.com

A. LLOYD Thomas

254.770.8287

lthomas@naiaexcel.com

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